



HR ESTATE AGENTS

6 Bedrooms

House - Detached

Price Guide

£2,600,000

Located in

Rugby





Lutterworth Road

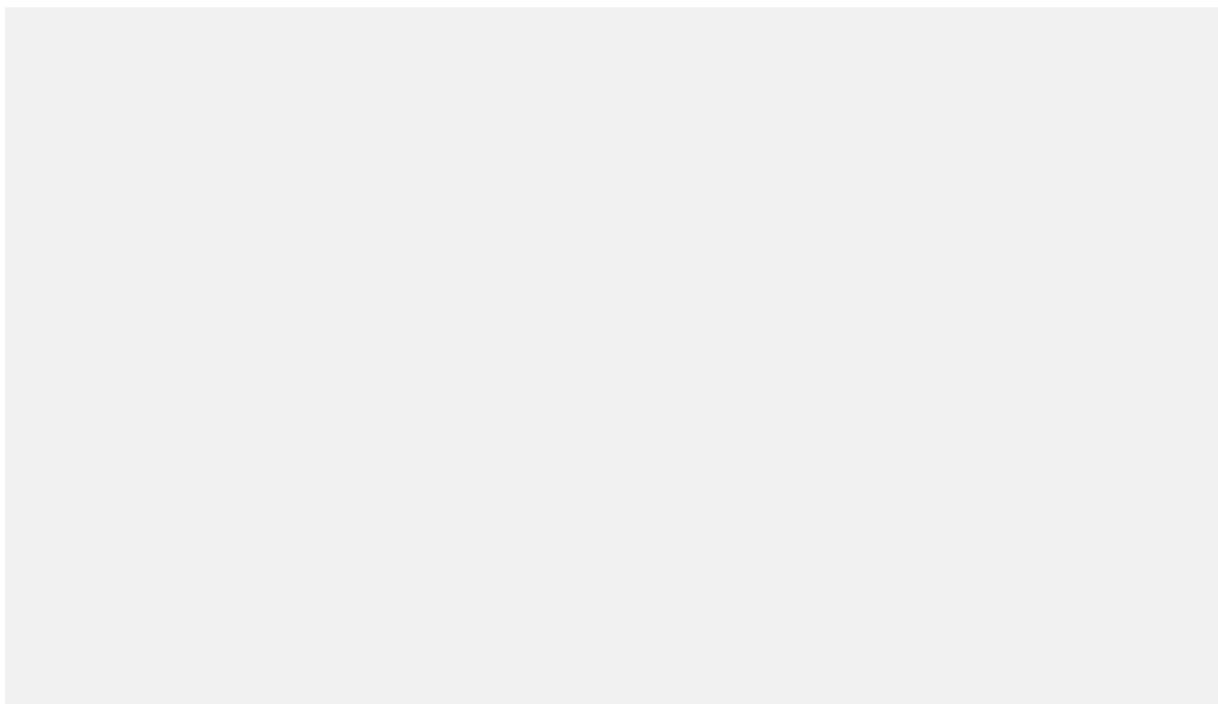
Rugby | | CV23 0QW



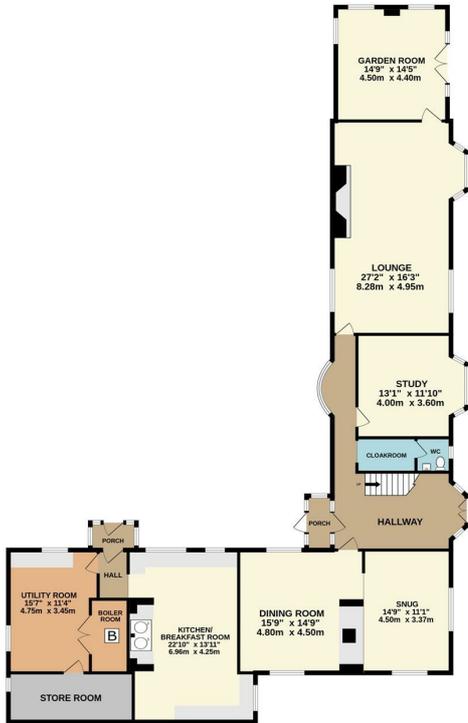
Little Walton Lodge Farm is a substantial former farmstead that has been thoughtfully converted into an expansive six-bedroom family home, set within approximately 8.95 acres of land. The property offers an exceptional combination of characterful living accommodation, extensive outbuildings, and established industrial units, creating a rare opportunity for residential, commercial, or mixed-use living (subject to planning).

Lutterworth Road

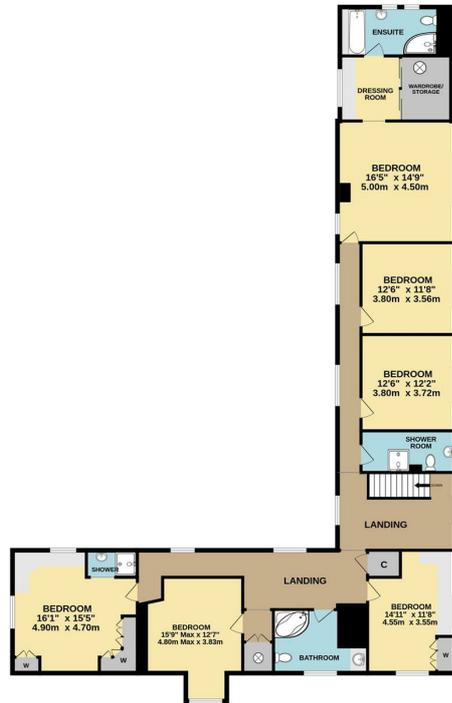
£2,600,000 Freehold



GROUND FLOOR
2136 sq.ft. (198.4 sq.m.) approx.



1ST FLOOR
1851 sq.ft. (172.0 sq.m.) approx.



TOTAL FLOOR AREA : 3987 sq.ft. (370.4 sq.m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band F Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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